

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL
FROM: THE CITY MANAGER'S OFFICE

COUNCIL MEETING DATE: JANUARY 3, 1990

SUBJECT: CONDUCT A PUBLIC HEARING TO CONSIDER THE APPEAL OF JESSE VALENZUELA OF
AN ORDER OF THE CHIEF BUILDING INSPECTOR TO ABATE AN UNSAFE STRUCTURE AT
321 EAST PINE STREET

INDICATED ACTION: That the City Council conduct a Public Hearing to consider the appeal of Jesse Valenzuela of an Order of the Chief Building Inspector to abate an unsafe structure at 321 East Pine Street and take the appropriate action.


BACKGROUND INFORMATION: A Notice of Public Nuisance and Order to Abate was issued to Mr. Jesse Ruiz Valenzuela, 4521 Rutherford, El Paso, TX 79924, on November 6, 1989.

Mr. Valenzuela contacted the Building Division on October 27, 1989 and was issued a permit for the following: 1) Special Inspection to determine the extent of modification to the detached accessory building to allow use as additional conditioned living space in conjunction with the main living unit; 2) Installation of a new 100 amp electrical service on the main residential structure; and 3) installation of a sub-panel on the accessory building.

The special inspection, conducted on November 3, 1989 by Jim Siemers, Dean Peckham and John Flanagan, revealed that the accessory building in question had been moved onto the lot without permits or inspections, and has been used as a living unit. The building contains a living room, bedroom, bathroom and kitchen/dining area.

Mr. Valenzuela declared that he was issued a permit to move the building onto the site. Investigation of the files and records concerning the address in question reveals that a permit was issued for a concrete foundation on May 12, 1987. No inspection of the foundation was made by any building inspector during the construction phase of the foundation. Mr. Flanagan was called out to inspect it, however the foundation was completed without initial required inspections. The foundation appears to have been constructed with hand mixed concrete, and no knowledge of placement time or possibility of cold joints. At the time of the inspection, there was no building on the foundation.

Moving of the building onto the foundation was done without permits or inspections in violation of Lodi Municipal Code §15304.020, Moving Permits.


JAMES B. SCHROEDER
Community Development Director

Attachments

cc: Chief Building Inspector

CITY COUNCIL

JOHN R. (Randy) SNIDER, Mayor
DAVID M. HINCHMAN
Mayor Pro Tempore
EVELYN M. OLSON
JAMES W. PINKERTON, Jr.
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
TELECOPIER: (209) 333-6795

Violation

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

November 6, 1989

CERTIFIED MAIL

Mr. Jesse Ruiz Valenzuela
4521 Rutherford
El Paso, TX 79924

NOTICE OF PUBLIC NUISANCE
AND
ORDER TO ABATE

RE: Special Inspection; Permit # 20189
321 E Pine St., Lodi, CA 95240

NOTICE OF PUBLIC NUISANCE

Public records indicate that you are the current legal owner of the real and improved property in the City of Lodi, County of San Joaquin, State of California described as follows: Assessor Parcel No. **047-240-12**. Said property is more commonly known as **321 East Pine Street, Lodi, CA 95240**.

As the property owner, you are hereby notified that the undersigned Building Official of the City of Lodi has inspected said property and declared it to be in violation of Section **205** of the Building Code of the City of Lodi.

Violations

Section 205. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

Mr. Valenzuela
November 6, 1989
page 2

INSPECTIONS AND VIOLATIONS

A special inspection conducted at the above noted address on November 2, 1989, has revealed the following:

1. A foundation permit was issued May 12, 1987 (816989). No inspections were called for or made on the foundation permit and it was expired on Jan 27, 1988.
2. A structure was placed on the foundation without permits or inspections.
3. The structure was hooked to the sewer, water, and gas serving the existing residential structure on the property. The hook-ups were made without permits or inspections.
4. The structure does not meet requirements of currently adopted building, plumbing, mechanical, electrical, or housing codes.

DETERMINATION

As a result of the foregoing violations, the following action is required:

1. The structure is to be vacated.
2. Inspection by the building official has determined that the building is dangerous as defined by the Uniform Code for Abatement of Dangerous Buildings and is hereby declared to be a public nuisance and shall be abated by demolition, with removal of all rubbish and debris created by the demolition.
3. The foundation which was installed without inspections is to be abated by demolition, with removal of all rubbish and debris created by the demolition.

A demolition permit shall be obtained from the City of Lodi prior to the commencement of any work.

Mr. Valenzuela
November 6, 1989
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Vacating of the property is to be done within 10 days of the date of this notice.

The demolition permit is to be obtained within 60 days of the date of this notice, and the demolition is to be completed within 90 days of issuance of the permit.

In all cases, the required vacating and demolition is subject to the inspection and final approval of the Building Division, Community Development Department, City of Lodi.

ORDER TO ABATE

Pursuant to Section 401(b) of the Unsafe Building Abatement Code of the City of Lodi, this Notice constitutes an ORDER to you, the owner of the property in question, TO ABATE the substandard conditions listed herein in a manner and within the times determined above.

APPEAL

Property owners, or those with legal interest in the property who are served with this Notice may appeal the same to the City Council of the City of Lodi under Section 501 of the Uniform Code for the Abatement of Dangerous Buildings. The appeal shall be in writing and which shall state the substance of the order appealed from, shall be submitted to the City Council, in care of the City Clerk (221 West Pine Street, Lodi, CA 95240), within ten (10) days from the date of personal service or mailing of the order which is being appealed.

FAILURE TO COMPLY

In the event of your failure to comply with the requirements of this Order, for whatever reason:

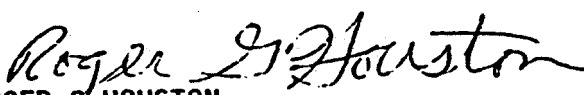
1. the matter will be submitted to the City Council of the City of Lodi at which time the City's Public Works Director and the Chief Building Inspector will, in accordance with provisions set forth in Section 801 of said Code for the Abatement of Dangerous Buildings, order the demolition of said structure with the cost and expense being assessed to you, the property owner.

Mr. Valenruela
November 6, 1989
page 4

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2. Any person violating the provisions of the building code, mechanical code, plumbing code, electrical code, or housing code is guilty of a misdemeanor for each day such violation continues.
3. Any person convicted of a misdemeanor for violation of this code is punishable by a fine of not more than one thousand dollars, or by imprisonment not to exceed six months, or by both such fine and imprisonment for each violation.

Please contact this office if you require further assistance (209) 333-6714.


ROGER G. HOUSTON
Building Official

RGH: jhs

cc: City Attorney
Community Development Director
Maria Rodriguez, 11318 Hermes St., Norwalk, CA 90650
Street File
Violation File

November 10, 1989

City Council

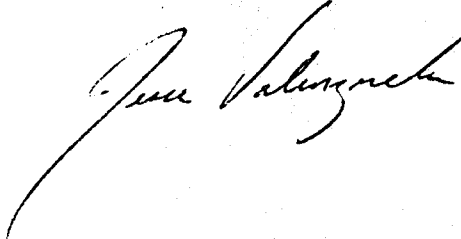
With the interest on the property 321 E Pine as owner I would like to appeal your decision. Regarding section 501 of uniform code for the adatement of dangerous building. I would like to request a hearing or meeting with city council. And would like sixty days notice for the meeting. As for the dangerous building;

1. It carries insurance.
2. It is locked and vacant, only the front house is rented.
3. All utilities, water, electricity, gas etc is diconnected.
4. I have the permit that was issued to move the structure, also the foundation was inspected.
5. The structure was at one time a one bedroom house and had a address as 325 1/2 E Pine. My intensions was to use it as a residence. I am haveing difficulty getting service to that house. When the permit was issued they were a ware it was a one bedroom house and I have made a termends expense on the one bedroom house.

P.S. I need the sixty days notice because I live in Texas. With request you can examine the utilities. *Phone (715) 755-6540*

Thank you

Jesse Valenzuela



*copy to Jim DePue
11/14/89*

MEMORANDUM

DATE: NOVEMBER 27, 1989
TO: COMMUNITY DEVELOPMENT DIRECTOR
FROM: CODE ENFORCEMENT OFFICER
SUBJ: NOTICE OF PUBLIC NUISANCE AND ORDER TO ABATE
321 E PINE STREET

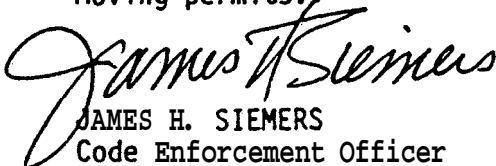
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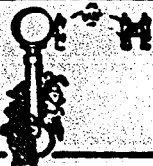
Mr. Valentuela contacted the building division on October 27, 1989 and was issued a permit for the following: 1. Special Inspection to determine the extent of modification to the detached accessory building to allow use as additional conditioned living space in conjunction with the main living unit. 2. Installation of a new 100 amp electrical service on the main residential structure, and 3. installation of a sub-panel on the accessory building.

The special inspection, conducted on November 3, 1989 by myself, Dean Peckham, and John Flannagan, revealed that the accessory building in question had been moved onto the lot without permits or inspections, and has been used as a living unit. The building contains a living room, bedroom, bathroom, and kitchen/dining area.

Mr. Valentuela declared that he was issued a permit to move the building on to the site. Investigation of the files and records concerning the address in question reveal that a permit was issued for a concrete foundation on 5/12/87. No inspection of the foundation was made by any building inspector during the construction phase of the foundation. Mr. Flannagan was called out to inspect, however the foundation was completed without initial required inspections. The foundation appears to have been constructed with hand mixed concrete and no knowledge of placement time or possibility of cold joints. At the time of the inspection, there was no building on the foundation.

Moving of the building onto the foundation was done without permits or inspections in violation of Lodi Municipal Code, section 15304.020; Moving permits.


JAMES H. SIEMERS
Code Enforcement Officer



CITY OF LODI

BUILDING PERMIT APPLICATION

PERMIT NO.

K, 989A

JOB ADDRESS X 321 E Pine St.		DESCRIPTION OF WORK X Concrete Foundation	
APPLICANT'S NAME X Jesse Valenzuela	MAIL ADDRESS	ZIP 95240	PHONE 368-9912
OWNER'S NAME X Jesse Valenzuela	MAIL ADDRESS	ZIP	PHONE
CONTRACTOR'S NAME Dwimer	MAIL ADDRESS	ZIP	Business Phone Contr. Lic. No.
ARCHITECT OR ENGINEER	MAIL ADDRESS	ZIP	Business Phone Arch/Eng. Lic. No.

LEGAL DESCRIPTION

ASSESSOR'S PARCEL NO.

043-075-12

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License Number _____ Date _____ Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code):

- X 1, as owner of the property, or my employee with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P. C.).
____ 1, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P. C.).
____ I am exempt under Sec. _____, Business and Professions Code for this reason

X Date 5-12-87 Owner X Jesse Valenzuela

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Company _____ Exp. Date _____

- ____ Certified copy is hereby furnished.
____ Certified copy is filed with the City Building Inspection Department.

Date _____ Contractor _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

X Date 5-12-87 Applicant X Jesse Valenzuela

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and state laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

X Signature of Applicant or Agent X Date 5-12-87

OCCUPANCY GROUP M-1	BUILDING ZONE R-HD	TYPE OF CONSTRUCTION I-N	SQUARE FEET 400	BEDROOMS 0	SEWER SERVICE UNITS 0
APPROVAL: PUBLIC WORKS NA	DATE	PLANNING DEPT. JBS	DATE 5/12/87	TS	
FIRE DEPT. NA	DATE	BUILDING DEPT. SPZ	DATE 5/12/87		

This permit becomes null and void if work or construction authorized is not commenced within 180 days; or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. (1979 UBC)

WHEN PROPERLY VALIDATED WITH THE BUILDING PERMIT NUMBER THIS APPLICATION BECOMES PART OF YOUR PERMIT AND MUST BE POSTED ON THE JOB BEFORE WORK IS STARTED.

CITY OF LODI

321 E. PINE ST.
BUILDING ADDRESS

Building Permit - - \$ 21.00
Elect. - - \$ -
Plumb. - - \$ -
Mechanical - - \$ -
Subtotal - - \$ -
Plan Check Fee - - \$ 13.00
Total - - \$ 34.00

PERMIT 16989

VALENZUELA, JESSE
OWNER

Date 5-12-87
Occupancy Group M-1
Sq. Ft. 1400 Bldg. Zone R-4D
Type of Construction IN
Type of Work CONCRETE FOUNDATION

Sewer Connection Charges \$ -

PAYED
MAY 12 1987
City of Lodi

Contractors: Bldg. OWNER Plumb. - - - - - Elect. - - - - - Mech. - - - - -

I hereby apply for permission to perform the above described work which is based upon certain plans, all of which are hereby referred to and made a part hereof. The work is subject to all provisions of state laws and of local ordinances, regulations and restrictions relating to any erection, construction, remodeling, repair, and/or moving of buildings; and applicant will hold and save the City of Lodi harmless from any damage incidental to any activities in connection with this work.

Owner's Signature [Signature] By - - - - -
Owner's Address 321 E. PINE ST. Owner's Phone 368-9912

Permission is hereby granted to do the above described work at the following location:

Property Description - - - - - Issued by [Signature]
Assessor's No. 043-075-12

BUILDING PERMIT

CITY OF LODI
(BUILDING DEPARTMENT)
33 714

NOTIFY BUILDING DEPARTMENT FOR FOLLOWING INSPECTIONS

	Inspector	Date
Temp Power/B-Saw Service		
Foundation, House (Before Concrete)		
Foundation, Other (Before Concrete)		
Underfloor (Plumbing) (Mechanical) (Girders)		
Gas Line Pressure Test		
Framing (Before Sheetrock)		
Plumbing (Before Sheetrock)		
Electrical (Before Sheetrock)		
Insulation (Before Sheetrock)		
Lath - Sheetrock. Nailing		
Gas Appliance		
Final (Before Occupancy)		
Owner	Building Address	

Work subject to removal if inspections are not called for at the proper time
Inspections must be requested 24 hours in advance.

This Card Must be Posted on the Job Before Work is Started



City of Lodi
**COMMUNITY DEVELOPMENT
DEPARTMENT**

FENCE PERMIT

OWNER'S NAME Jesse Valenzuela DATE 3-9-87

ADDRESS 321 E Pine St

FENCE SITE ADDRESS Same as above

PRESENT OR PROPOSED USE OF PROPERTY Residence

6' fence along sidewalk. 3 1/2' in front yard ZONING R-H1

ZONING ORDINANCE REQUIREMENTS: Section 27-13. GENERAL PROVISIONS AND EXCEPTIONS:
Subsection (d) Yards and Open Spaces. 5.

".....hedges, fences and walls when grown or erected to a maximum height of three and one-half feet in any front yard or street side yard or interior side yard to a depth of the required front yard, and to a maximum of seven feet in any other required yard."

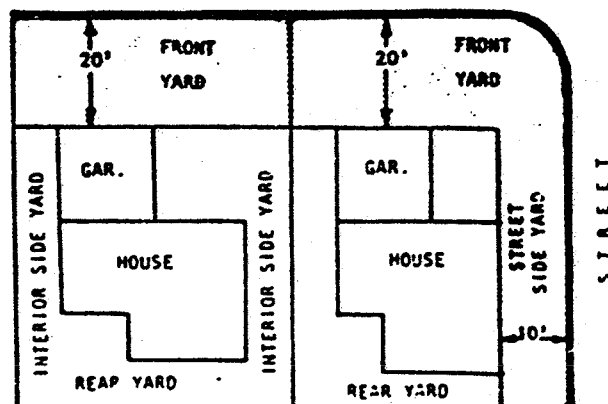
OWNER'S SIGNATURE [Signature] BY _____

APPROVED BY [Signature] DATE 3-9-87

FENCE HEIGHTS

FENCES AND METER LOCATIONS

STREET



INTERIOR
LOT

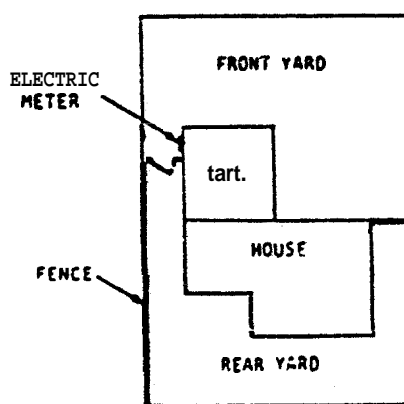
CORNER
LOT



MAXIMUM HEIGHT OF FENCE- 3 1/2 FEET (42 INCHES)



MAXIMUM HEIGHT OF FENCE- 7 FEET (84 INCHES)



ORDINANCE NO. 125: Sec. 9-37 Meter Locations "10. Residential meter installations, when electric utilities are installed in the street, shall be located outdoors and shall be located within six feet of the front corner of the building or structure. No electric meter shall be enclosed by any fence, gate, shrub or any other type of structure or enclosure, and shall be accessible from the front of the building or structure."



COMMUNITY DEVELOPMENT
DEPARTMENT

FENCE PERMIT

OWNER'S NAME Jesse Valenzuela

DATE 5-15-89

ADDRESS 321 E. Pine St.

ZONING R-1E

FENCE SITUS ADDRESS Same

PRESENT OR PROPOSED USE OF PROPERTY (CHECK ONE):

☒ RESIDENTIAL () INSTITUTIONAL () PROFESSIONAL OFFICE () GENERAL COMMERCIAL

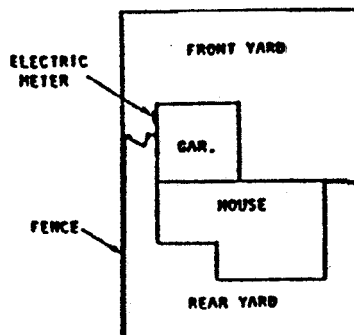
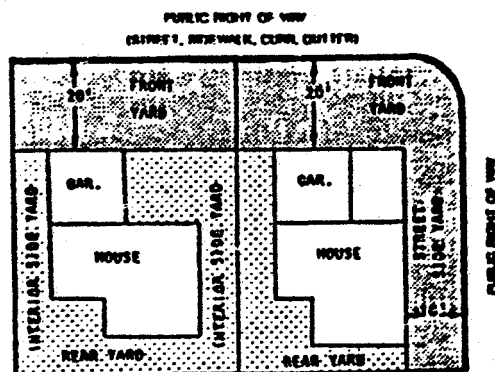
ZONING ORDINANCE REQUIREMENTS: Lodi Municipal Code Section 17.57.140, General Regulations and Exceptions, Subsection 6:

"Every part of a required yard or court shall be open from its lowest point to the sky unobstructed except for ~~..fences, hedges and walls~~ when grown or erected to a maximum height of three and one-half feet in any front yard or street side yard or interior side yard to a depth of the required front yard, and to a maximum of seven feet in any other required yard."

All setbacks must be measured from property lines (which are typically at some distance behind the sidewalk). Sideyard fences 3.5 feet or under are allowed to be constructed out to the back of the sidewalk. In no case may a utility meter be enclosed (Ordinance Number 1351, Section 9-37(10)).

MAXIMUM FENCE HEIGHTS

FENCE AND METER LOCATIONS



- INTERIOR LOT CORNER LOT
- MAXIMUM HEIGHT OF FENCE - 3 1/2 FEET (42 INCHES)
 - MAXIMUM HEIGHT OF FENCE - 7 FEET (84 INCHES)

I have read and understood the requirements for fences in the City of Lodi and agree to abide by the standards described above. I also understand that this Fence Permit is not a statement of compliance with private Conditions, Covenants, and Restrictions (C.C.R.'s).

OWNER'S SIGNATURE Jesse Valenzuela

BY _____

APPROVED BY [Signature]

DATE 5/15/89

BUILDING PERMIT

City of Lodi

BUILDING DEPARTMENT

Phone 551, Ext. 13

NOTIFY BUILDING DEPARTMENT FOR FOLLOWING INSPECTIONS:

Inspector

Date

Foundation (Before Concrete)

Plumbing (Through Floor)

Framing (Before Lath)

Plumbing (Before Lath)

Electrical (Before Lath)

Plastering (Before Plaster)

Plumbing Final

Final (Before Occupancy)

WALLACE A. NORMAN

321 E. Pine

Building Address

321 E. Pine

Owner Lohr, H.W.

Work subject to removal if inspections are not called for at the proper time

This Card Must Be Posted on the Job Before Work is Started

Permission is hereby granted to do the above described work at the following location:

Lot 5 Block 40 Subdivision City of Lodi

Issued by

By

Owner's Address 321 E. Pine

Owner's Phone 1794

I hereby apply for permission to perform the above described work which is based upon certain plans, all of which are hereby referred to and made a part hereof. The work is subject to all provisions of state laws and of local ordinances, regulations and restrictions relating to any erection, construction, remodeling, repair, and/or moving of buildings; and applicant will hold and save the City of Lodi harmless from any damage incidental to any activities in connection with this work.

Architect or Engineer

Electrical Contractor

Plumbing Contractor

Building Contractor

Address

Address

Address

Address

Type of Work steps, concrete, etc. Plans Checked

Type of Construction Build Fireproof, rebuild front porch

Fire Zone 3

Building Cost \$ 600.00

Permit No. 5792

Permit Fee \$ 3.00

Date 8/29/49

Occupancy Group I

Building Zone 3 Multi-Fam

OWNER Lohr, H.W.

321 E. Pine

City of Lodi

CITY COUNCIL

JOHN R. (Randy) SNIDER, Mayor
DAVID M. HINCHMAN
Mayor Pro Tempore
EVELYN M. OLSON
JAMES W. PINKERTON, Jr.
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
TELECOPIER: (209) 333-6795

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

December 11, 1989

NOTICE OF CITY COUNCIL HEARING

TO: Mr. Jesse Ruiz Valenzuela
4521 Rutherford
El Paso, TX 79924

NOTICE OF CITY COUNCIL HEARING REGARDING NOTICE OF PUBLIC NUISANCE AND ORDER TO ABATE AND ORDER TO VACATE

Public records indicate that you are the current legal owner of the real and improved property in the City of Lodi, County of San Joaquin, State of California, described as follows:

321 East Pine Street, Lodi, CA 95240, also known as Assessor
Parcel No. 047-240-12.

As the property owner, you were served with a Notice of Public Nuisance and Order to Abate and Order to Vacate by certified mail on November 6, 1989, which Notice listed specific items that had rendered the structures on said property a public nuisance as defined by Section 205 et seq. of the Unsafe Building Abatement Code of the City of Lodi.


In that Notice certain dates were also specified as to the time when the required work had to have been commenced and had to have been completed. As of this date, the work ordered in the previous Notice has been given an extended period of time in which to be completed but as yet has not been satisfactorily done, nor approved by the Chief Building Inspector.

Therefore, pursuant to Sections 401 (b, 4) of said Uniform Code for the Abatement of Dangerous Buildings, you are hereby notified that the Chief Building Inspector of the City of Lodi will bring the matter of said property and the findings listed above before the City Council of the City of Lodi at their regular meeting on Wednesday, January 3, 1990, at 7:30 p.m. at Carnegie Forum, 305 West Pine Street, Lodi, California, requesting that the City Council (1) declare the structure unsafe and a public nuisance, (2) order the vacation of the unsafe building, and (3) subsequently order the abatement by demolition of

Mr. Jesse Ruiz Valenzuela
December 11, 1989
Page Two

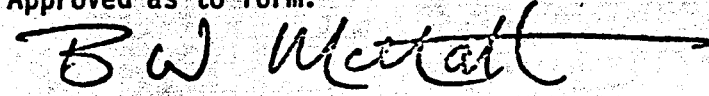
said structures with the cost and expense being assessed to you, the property owner.

BY ORDER OF THE LODI CITY COUNCIL:


Jennifer M. Perrin
Deputy City Clerk

for Alice M. Reimche
City Clerk

Approved as to form:



Bobby W. McNatt
City Attorney

Dated: December 11, 1989

CITY COUNCIL

JOHN R. (Randy) SNIDER, Mayor
DAVID M. HINCHMAN
Mayor Pro Tempore
EVELYN M. OLSON
JAMES W. PINKERTON, Jr.
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
TELECOPIER : (209) 333-6795

1/3/90
THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

January 9, 1990

Mr. Jesse R. Valenzuela
4521 Rutherford
El Paso, TX 79924

Dear Mr. Valenzuela:

RE: Appeal to City Council
Order to Abate - Unsafe Structure
321 East Pine Street, Lodi, CA

At its meeting of Wednesday, January 3, 1990 the Lodi City Council conducted a public hearing on your appeal of an order by the Chief Building Inspector to abate an unsafe structure at 321 East Pine Street, Lodi, California.


At the conclusion of that public hearing, the City Council made the following determinations:

1. that the concrete foundation, for which you received Building Permit No. 16989A on May 12, 1987, must be inspected by the Chief Building Inspector, and removed if he finds it does not conform to the Uniform Building Code;
2. that the residential structure you placed on the foundation without permits or posting necessary guarantees, can only be used for storage purposes and must be disconnected from water and sewer services;
3. that all cooking facilities must be removed from the structure and if connected to natural gas service it must be disconnected;
4. that electrical service to the structure must come from the service on the existing residence on the front of the property and not from a separate service; and
5. that the above ordered work must be accomplished within one year (i.e. January 3, 1991) of the City Council's order.

Mr. Jesse R. Valenzuela
January 9, 1990
Page 2

You should be aware that if the above described structure is used for other than residential storage purposes, you and/or the property owner may also be prosecuted criminally in Municipal Court as being in violation of the Uniform Building Code and the Zoning Restrictions as listed in the Lodi Municipal Code.

Sincerely


JAMES B. SCHROEDER
Deputy City Clerk

cc: Maria G. Arambula
Chief Building Inspector
City Attorney
City Clerk